HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ontario Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Figure 1

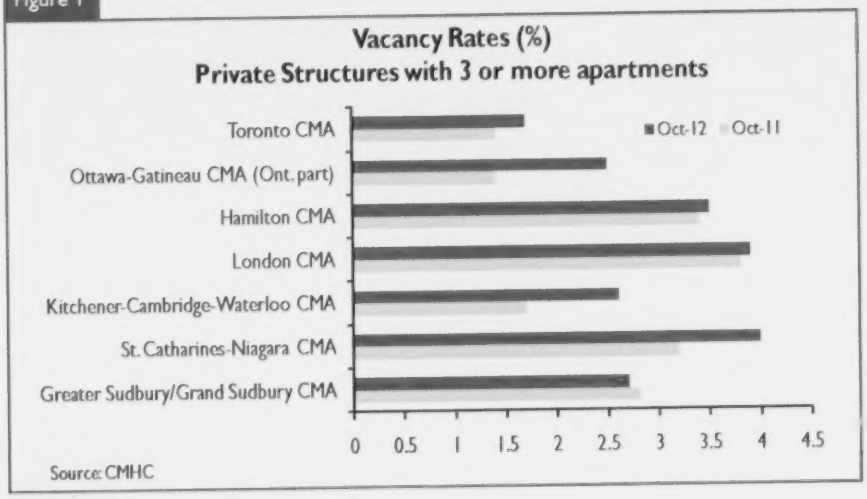
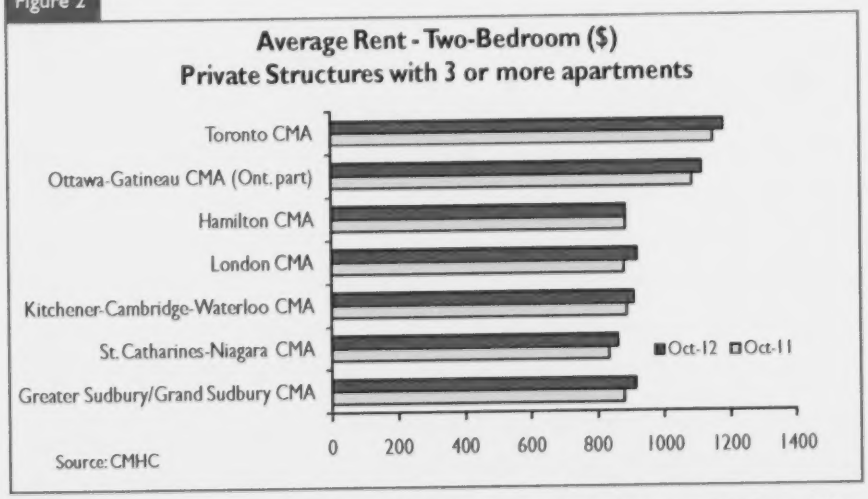


Figure 2



*Only centres with a population of 10,000+ are included in the survey. Detailed reports are available for CMAs.

Highlights

- Ontario vacancy rate rises to 2.5 per cent from 2.2 per cent in October 2011.
- Fixed sample 2-bed apartment rents grew at a rate of 2.7 per cent in the fall of 2012 - outpacing growth in 2011.
- Notable factors exerting upward pressure on vacancy rates include: weak employment growth particularly for 15-24 age group, declining in-migration, increased rental completions.
- Notable factors exerting downward pressure on vacancy rates include: less first time buyer demand and improving employment conditions for residents aged 25-34.

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According to Canada Mortgage and Housing Corporation's (CMHC) Fall 2012 Rental Market Survey, Ontario vacancy rates[1] edged higher to 2.5 per cent in October 2012, up from 2.2 per cent in the fall of 2011. But while vacancy rates moved up they still remained close to recent decade lows. Vacancy rates moved higher for most bedroom types particularly 2 and 3-bedroom apartment units. With the exception of Windsor, Peterborough, Hamilton, London, Thunder Bay and Sudbury, vacancy rates moved higher in other centres. The lowest vacancy rate was registered in Thunder Bay and Toronto while the highest vacancy rates were registered in Windsor, St. Catharines-Niagara and London.

Factors exerting upward pressure on vacancy rates

A number of factors exerted upward pressure on vacancy rates. Modest job growth, particularly in regions outside of northern and south western Ontario, dampened both ownership and rental demand since the fall of 2011. According to the 2011 census, Ontario ranks first among Canadian provinces as the region with the highest share of young residents living at home. Job prospects for youth aged 18 to 24 remained particularly soft as Ontario businesses were reluctant to hire in the face of global economic uncertainty. Weaker job prospects discouraged some young Ontarians from leaving the parental home. Due to the high propensity to rent for this segment of the population, this had a dampening effect on demand for rental accommodation.

Softer net migration to Ontario was a second factor dampening demand for rental accommodation. Net migration into Ontario has slowed sharply since 2010 largely due to lower immigration and rising migratory outflows to other provinces. Most immigrants rent upon immediate arrival into Ontario as they lack the credit and job history to qualify for mortgage financing. Meanwhile, Ontario lost far more migrants to other provinces in 2012 than it did in the previous year. Relatively stronger job growth in resource producing regions has encouraged both Canadian born and newly arrived immigrants to leave the province in search of job opportunities elsewhere causing some to vacate existing rental space.

The rising cost of home ownership combined with a downward trending vacancy rate since 2004 triggered strong rental construction in recent years. Some of these units have reached completion in 2012. While rising rental completions in the primary and secondary market had little effect on the overall vacancy rate, some segments were impacted more than others. Newly completed rental units typically are priced much higher and compete directly with larger higher priced primary rental units. In fact, vacancy rates for higher priced primary units moved higher in some major Ontario markets as new supply exerted competitive headwinds for existing landlords.

Factors exerting downward pressure on vacancy rates

A sluggish US economic recovery coupled with concerns about growth in China and Europe generated a cloud of uncertainty over financial markets in 2011 and 2012.. Economic uncertainty encouraged more risk-averse behaviour in financial markets which spilled into the Ontario real economy over the past year. Evidence of this behaviour includes provincial economic accounts data that suggests more households postponed big ticket durable goods consumption. Declining appetite for discretionary spending was further evident as lower priced rental apartment units experienced improving demand conditions while demand eased for larger higher priced rental units. Consequently, renter households considering the jump to more expensive ownership housing likely postponed this decision.

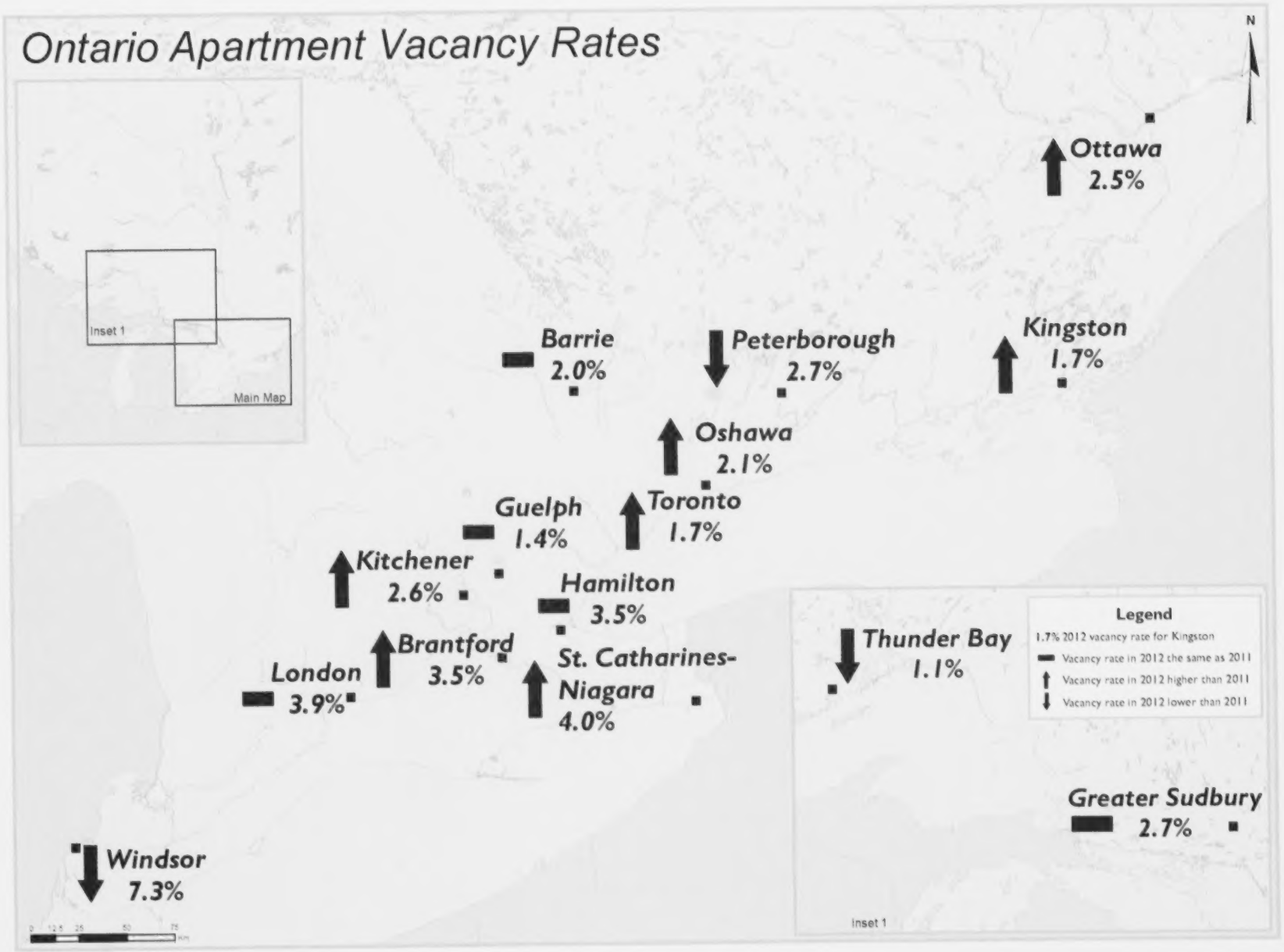
The rising cost of ownership housing since the fall of 2011 was another factor supporting rental demand. Many prospective renter households took advantage of lower prices and low interest rates in recent years and bought for the first time. However, rising home prices dampened demand for ownership housing in the past year. First time buyers aged 25-44 are relatively more sensitive to changing economic conditions. Most first time buyers, some of which currently rent, postponed a home purchase and remained in rental accommodation as they were unable to substitute into a lower priced home and had difficulty saving enough for their down payment. Other young adults currently living in the parental home in the cohort aged 25-34 were also less able to access ownership housing. Improving job prospects for this group however allowed them to leave the parental home and move into more inexpensive rental accommodation - exerting downward pressure on vacancy rates for less expensive units.

[1] Based on privately-initiated rental apartments structures of three or more units.

Ontario rents grow faster in October 2012

Apartment rents for 2-bedroom units that were common to both 2011 and 2012 fall surveys[2] rose by 2.7 per cent. This rate of increase in rents exceeded the 1.8 per cent increase registered in the fall of 2011. This fall's stronger increase was largely due to rents that were constrained last fall given a much lower allowable guideline increase. Nevertheless, Ontario apartment rents grew at a slower rate this year versus the allowable Ontario rent review guideline amount of 3.1 per cent. However the story was mixed across the province. Rental demand rose in Sudbury and Thunder Bay allowing rents to increase well above the guideline amount. A relatively stronger Northern Ontario economy enabled landlords to fill available units with greater ease. Meanwhile larger markets such as Toronto and Ottawa saw increases below the guideline amount as landlords found filling vacant units a bit more difficult in the face of rising competition from new rental supply.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 Fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.


Ontario Apartment Vacancy Rates
N
Inset 1
Main Map
Ottawa
2.5%
Barrie
2.0%
Peterborough
2.7%
Kingston
1.7%
Oshawa
2.1%
Guelph
1.4%
Toronto
1.7%
Kitchener
2.6%
Hamilton
3.5%
Brantford
3.5%
London
3.9%
St. Catharines-
Niagara
4.0%
Thunder Bay
1.1%
Legend
1.7% 2012 vacancy rate for Kingston
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011
Greater Sudbury
2.7%
Windsor
7.3%
Inset 1

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	13.0	**	1.2	2.4	1.3	1.1	0.0	**	1.7	2.0
Brantford CMA	1.4	1.1	2.1	2.9	1.5	3.7	2.3	4.9	1.8	3.5
Greater Sudbury/Grand Sudbury CMA	5.6	3.5	3.0	3.2	2.2	2.0	2.7	4.5	2.8	2.7
Guelph CMA	3.9	0.6	0.7	1.5	1.3	1.4	1.1	1.3	1.1	1.4
Hamilton CMA	4.9	4.7	3.3	3.5	3.5	3.4	3.2	4.1	3.4	3.5
Kingston CMA	0.6	1.8	1.1	1.5	1.1	1.7	1.0	2.8	1.1	1.7
Kitchener-Cambridge-Waterloo CMA	2.9	2.1	1.5	1.9	1.6	3.1	3.3	2.7	1.7	2.6
London CMA	3.6	3.2	3.2	3.0	4.2	4.4	5.1	7.5	3.8	3.9
Oshawa CMA	1.2	1.2	2.4	2.3	1.6	2.1	1.2	1.8	1.8	2.1
Ottawa-Gatineau CMA (Ont. part)	1.3	2.1	1.3	2.6	1.5	2.5	2.6	2.7	1.4	2.5
Peterborough CMA	2.5	3.3	3.2	2.5	3.9	2.6	2.7	4.8	3.5	2.7
St. Catharines-Niagara CMA	5.0	6.0	3.2	3.3	3.1	4.1	3.2	5.0	3.2	4.0
Thunder Bay CMA	2.1	3.8	1.7	1.2	1.7	0.6	2.5	1.7	1.7	1.1
Toronto CMA	1.6	1.6	1.5	1.8	1.3	1.7	1.6	1.7	1.4	1.7
Windsor CMA	11.3	7.6	7.8	6.7	7.6	8.0	10.8	5.4	8.1	7.3
Ontario 10,000+	**2.4**	**2.3**	**2.2**	**2.4**	**2.2**	**2.6**	**2.2**	**2.5**	**2.2**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	681	692	884	883	1,001	1,037	1,126	1,233	958	993
Brantford CMA	654	620	726	728	792	838	900	900	769	800
Greater Sudbury/Grand Sudbury CMA	540	575	712	737	881	915	994	1,027	807	838
Guelph CMA	620	649	797	829	903	941	1,036	1,078	867	897
Hamilton CMA	549	569	722	735	884	886	1,133	1,101	813	818
Kingston CMA	623	661	804	850	965	1,005	1,215	1,230	905	947
Kitchener-Cambridge-Waterloo CMA	608	644	751	773	889	908	1,010	1,053	842	862
London CMA	533	575	710	747	881	919	1,053	1,050	808	843
Oshawa CMA	669	684	819	839	941	939	1,075	1,053	906	909
Ottawa-Gatineau CMA (Ont. part)	727	754	899	916	1,086	1,115	1,322	1,377	976	996
Peterborough CMA	610	641	769	774	899	904	1,122	1,093	861	866
St. Catharines-Niagara CMA	555	570	699	718	833	862	926	953	785	809
Thunder Bay CMA	518	531	641	676	772	818	959	1,017	716	754
Toronto CMA	819	837	977	1,007	1,149	1,183	1,349	1,413	1,066	1,102
Windsor CMA	482	502	625	647	753	778	880	926	669	695
Ontario 10,000+	**741**	**759**	**866**	**893**	**1,002**	**1,033**	**1,234**	**1,280**	**945**	**975**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	109	109	1,025	1,031	1,943	1,937	220	223	3,297	3,300
Brantford CMA	107	104	1,533	1,523	2,524	2,539	487	491	4,651	4,657
Greater Sudbury/Grand Sudbury CMA	749	757	3,795	3,765	5,982	6,035	614	630	11,140	11,187
Guelph CMA	210	213	2,236	2,275	3,784	3,814	275	276	6,505	6,578
Hamilton CMA	1,871	1,842	18,436	18,575	19,540	19,756	2,291	2,328	42,138	42,501
Kingston CMA	676	679	4,229	4,210	7,141	7,150	638	615	12,684	12,654
Kitchener-Cambridge-Waterloo CMA	761	759	9,019	9,091	17,101	16,969	1,379	1,366	28,260	28,185
London CMA	1,206	1,192	16,903	17,014	22,325	22,452	1,592	1,493	42,026	42,151
Oshawa CMA	381	378	3,424	3,442	6,511	6,542	908	926	11,224	11,288
Ottawa-Gatineau CMA (Ont. part)	5,159	5,127	28,492	28,667	24,211	23,821	2,551	2,545	60,413	60,160
Peterborough CMA	184	177	2,052	2,048	3,197	3,174	408	414	5,841	5,813
St. Catharines-Niagara CMA	534	504	5,731	5,743	8,403	8,394	1,174	1,159	15,842	15,800
Thunder Bay CMA	284	286	2,020	2,047	2,813	2,777	145	141	5,262	5,251
Toronto CMA	24,360	24,565	128,259	128,692	127,711	127,768	26,841	26,748	307,171	307,773
Windsor CMA	1,164	1,161	7,708	7,762	5,653	5,685	334	347	14,859	14,955
Ontario 10,000+	**39,818**	**39,868**	**253,721**	**254,734**	**290,167**	**290,249**	**43,305**	**43,154**	**627,011**	**628,005**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	14.7	**	2.6	4.5	3.2	3.2	1.9	7.5	3.4	4.3
Brantford CMA	1.4	**	3.3	4.8	2.9	5.2	3.9	7.1	3.1	5.2
Greater Sudbury/Grand Sudbury CMA	**	5.4	3.2	5.0	2.4	2.7	3.0	**	3.0	3.9
Guelph CMA	**	0.6	1.7	3.3	2.1	2.4	1.7	2.0	2.1	2.7
Hamilton CMA	8.5	7.9	6.1	6.9	6.1	6.4	6.5	7.3	6.2	6.7
Kingston CMA	1.4	4.6	2.1	2.4	2.3	3.0	2.0	3.5	2.2	2.9
Kitchener-Cambridge-Waterloo CMA	4.4	3.7	3.0	3.4	3.5	4.8	4.1	3.4	3.4	4.3
London CMA	5.6	5.1	4.9	5.0	6.4	6.7	7.5	9.7	5.8	6.1
Oshawa CMA	2.1	3.6	3.4	3.4	3.2	3.5	2.2	2.9	3.2	3.4
Ottawa-Gatineau CMA (Ont. part)	3.3	4.1	3.1	4.8	3.3	4.4	3.7	4.0	3.2	4.6
Peterborough CMA	3.1	6.5	4.7	4.5	4.9	4.5	4.9	7.9	4.8	4.8
St. Catharines-Niagara CMA	**	7.8	5.0	5.1	5.4	6.4	5.8	6.3	5.3	5.9
Thunder Bay CMA	4.8	5.1	2.8	2.1	2.8	1.6	2.5	3.4	2.9	2.0
Toronto CMA	3.1	3.2	3.0	3.2	2.7	2.9	3.3	2.8	2.9	3.0
Windsor CMA	12.5	9.0	9.1	7.8	8.7	9.1	10.8	6.1	9.2	8.4
Ontario 10,000+	**4.0**	**4.1**	**3.8**	**4.2**	**3.8**	**4.2**	**3.9**	**3.9**	**3.8**	**4.1**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Barrie CMA	1.2	4.8	3.0	1.2	3.0	1.6	0.7	2.0	2.8	1.6
Brantford CMA	++	++	**	2.8	++	2.7	**	++	**	2.4
Greater Sudbury/Grand Sudbury CMA	**	**	++	5.5	**	4.2	**	5.6	2.8	4.8
Guelph CMA	1.3	++	0.6	3.2	0.9	3.3	2.3	1.7	1.0	3.1
Hamilton CMA	1.1	4.7	1.5	3.1	1.5	3.1	2.2	2.3	1.6	3.0
Kingston CMA	1.6	3.4	1.8	3.3	1.6	3.1	1.6	2.6	1.6	3.1
Kitchener-Cambridge-Waterloo CMA	**	2.9	1.6	3.1	1.5	3.1	1.4	2.6	1.5	3.1
London CMA	2.0	3.2	0.8	2.6	0.8	2.4	**	1.9	0.8	2.4
Oshawa CMA	++	++	1.4	2.1	2.0	1.5	1.7	2.1	1.6	1.7
Ottawa-Gatineau CMA (Ont. part)	2.0	3.5	2.4	2.1	2.3	2.0	**	4.2	2.3	2.1
Peterborough CMA	2.1	5.0	2.1	2.4	2.0	1.6	++	2.2	1.9	1.7
St. Catharines-Niagara CMA	2.3	3.1	1.4	2.3	1.5	2.6	1.4	3.2	1.6	2.7
Thunder Bay CMA	2.7	5.3	2.8	6.0	2.9	5.4	**	5.1	3.1	5.2
Toronto CMA	2.2	3.1	1.7	2.9	1.9	2.8	1.1	3.0	1.8	2.9
Windsor CMA	1.5	++	1.1	1.6	0.4	1.7	3.5	++	0.9	1.3
Ontario 10,000+	**2.2**	**3.2**	**1.7**	**2.8**	**1.8**	**2.7**	**1.5**	**3.0**	**1.8**	**2.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1_1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	**	**	3.3	**	3.2	**
Brantford CMA	n/u	n/u	n/u	n/u	**	0.0	1.3	**	2.0	1.4
Greater Sudbury/Grand Sudbury CMA	n/u	n/u	**	**	1.9	0.5	1.8	1.3	1.8	1.0
Guelph CMA	**	**	**	**	**	1.2	2.2	1.3	1.8	1.3
Hamilton CMA	**	**	**	0.0	2.5	2.2	1.7	1.7	2.0	1.8
Kingston CMA	**	**	**	**	0.0	**	0.0	0.0	0.0	0.5
Kitchener-Cambridge-Waterloo CMA	0.0	0.0	0.5	1.6	2.0	2.0	2.9	2.7	2.4	2.3
London CMA	n/s	n/s	**	**	3.8	3.1	5.6	3.4	5.0	3.3
Oshawa CMA	n/u	n/u	**	**	0.0	**	1.2	2.4	1.1	2.2
Ottawa-Gatineau CMA (Ont. part)	**	**	4.6	1.3	2.9	4.3	2.3	4.5	2.5	4.4
Peterborough CMA	**	**	0.0	0.0	4.8	**	2.1	1.5	2.2	2.0
St. Catharines-Niagara CMA	**	n/s	**	**	4.3	4.1	**	6.9	7.2	5.9
Thunder Bay CMA	n/u	n/u	**	**	0.0	2.2	**	6.8	0.0	6.2
Toronto CMA	**	n/s	**	**	1.7	2.2	2.4	2.2	2.2	2.2
Windsor CMA	**	**	**	**	10.0	2.0	14.9	**	12.9	**
Ontario 10,000+	**	**2.6**	**3.1**	**2.1**	**3.3**	**3.1**	**3.1**	**3.2**	**3.2**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2_1 Private Row (Townhouse) Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	835	1,126	1,118	1,194	1,072	1,172
Brantford CMA	n/u	n/u	n/u	n/u	889	780	977	896	952	866
Greater Sudbury/Grand Sudbury CMA	n/u	n/u	**	**	965	1,034	904	971	928	990
Guelph CMA	**	**	**	**	1,081	1,038	1,176	1,197	1,157	1,157
Hamilton CMA	**	**	780	795	977	1,017	1,066	1,100	1,025	1,060
Kingston CMA	**	**	**	**	1,048	1,049	1,236	1,142	1,157	1,085
Kitchener-Cambridge-Waterloo CMA	610	625	798	784	893	882	1,021	1,009	944	926
London CMA	n/s	n/s	n/s	**	869	873	930	949	908	920
Oshawa CMA	n/u	n/u	**	**	1,036	**	1,131	1,195	1,115	1,180
Ottawa-Gatineau CMA (Ont. part)	**	**	914	903	1,085	1,120	1,227	1,263	1,190	1,224
Peterborough CMA	**	**	584	628	706	772	1,011	994	793	824
St. Catharines-Niagara CMA	**	n/s	**	**	789	805	903	934	860	887
Thunder Bay CMA	n/u	n/u	**	**	702	790	904	922	812	902
Toronto CMA	**	n/s	984	**	1,103	1,191	1,386	1,403	1,323	1,364
Windsor CMA	**	**	530	552	727	725	936	**	864	876
Ontario 10,000+	**517**	**503**	**720**	**764**	**937**	**962**	**1,154**	**1,173**	**1,074**	**1,096**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3_1 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	4	4	28	28	117	117	296	296	445	445
Brantford CMA	0	0	0	0	229	245	470	498	699	743
Greater Sudbury/Grand Sudbury CMA	0	0	7	10	392	423	717	730	1,116	1,163
Guelph CMA	1	1	1	1	153	188	581	592	736	782
Hamilton CMA	12	12	85	76	857	856	1,837	1,838	2,791	2,782
Kingston CMA	2	2	15	15	57	56	154	149	228	222
Kitchener-Cambridge-Waterloo CMA	11	10	215	204	1,419	1,332	1,522	1,495	3,167	3,041
London CMA	1	1	8	8	1,055	1,078	2,436	2,411	3,500	3,498
Oshawa CMA	0	0	29	33	60	60	811	858	900	951
Ottawa-Gatineau CMA (Ont. part)	9	9	75	72	1,872	1,863	5,752	5,701	7,708	7,645
Peterborough CMA	48	48	81	79	111	112	307	304	547	543
St. Catharines-Niagara CMA	1	1	24	24	199	199	519	422	743	646
Thunder Bay CMA	0	0	6	6	38	46	299	309	343	361
Toronto CMA	3	2	51	52	1,499	1,481	6,309	6,363	7,862	7,898
Windsor CMA	2	2	23	28	208	207	351	354	584	591
Ontario 10,000+	**109**	**110**	**949**	**944**	**10,080**	**10,109**	**24,285**	**24,232**	**35,423**	**35,395**

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4_1 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	**	**	4.6	**	4.2	5.7
Brantford CMA	n/u	n/u	n/u	n/u	**	0.0	4.6	3.4	4.7	2.4
Greater Sudbury/Grand Sudbury CMA	n/u	n/u	**	**	1.9	0.5	2.0	1.7	1.9	1.3
Guelph CMA	**	**	**	**	4.1	3.7	4.0	3.1	4.0	3.2
Hamilton CMA	**	**	**	**	4.3	3.2	3.5	3.8	3.8	3.6
Kingston CMA	**	**	**	**	0.0	**	0.7	0.0	0.4	0.5
Kitchener-Cambridge-Waterloo CMA	0.0	0.0	3.5	5.2	3.8	3.8	4.3	3.8	4.0	3.9
London CMA	n/s	n/s	**	**	6.4	4.7	8.3	5.7	7.7	5.4
Oshawa CMA	n/u	n/u	**	**	0.0	**	2.6	3.6	2.3	4.4
Ottawa-Gatineau CMA (Ont. part)	**	**	13.2	4.3	4.6	6.7	4.2	6.4	4.4	6.5
Peterborough CMA	**	**	0.0	**	4.8	**	2.5	3.7	2.4	4.3
St. Catharines-Niagara CMA	**	n/s	**	**	5.5	7.3	**	10.1	**	9.0
Thunder Bay CMA	n/u	n/u	**	**	0.0	2.2	**	7.2	0.0	6.5
Toronto CMA	**	n/s	2.2	**	2.8	3.1	4.1	3.5	3.8	3.4
Windsor CMA	**	**	**	**	10.0	4.6	17.2	**	14.3	9.2
Ontario 10,000+	**	**3.5**	**5.5**	**3.9**	**4.7**	**4.7**	**5.1**	**4.8**	**5.0**	**4.8**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5_1 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Barrie CMA	n/s	n/s	n/s	n/s	++	**	++	++	++	**
Brantford CMA	n/u	n/u	n/u	n/u	++	++	++	++	++	**
Greater Sudbury/Grand Sudbury CMA	n/u	n/u	**	**	**	5.8	**	**	**	8.5
Guelph CMA	n/s	**	**	**	1.8	1.1	0.8	1.4	0.7	1.3
Hamilton CMA	**	**	++	4.1	++	3.6	++	2.3	++	2.6
Kingston CMA	**	**	**	**	**	**	5.7	3.4	4.6	3.8
Kitchener-Cambridge-Waterloo CMA	**	4.3	**	++	1.2	1.9	0.7	2.5	1.5	2.0
London CMA	n/s	n/s	n/s	n/s	0.9	1.8	0.5	1.9	0.6	1.6
Oshawa CMA	n/u	n/u	**	**	**	**	1.2	3.6	0.6	3.6
Ottawa-Gatineau CMA (Ont. part)	**	**	2.5	++	2.3	2.9	2.2	2.8	2.2	2.8
Peterborough CMA	**	**	**	**	++	**	**	**	++	4.1
St. Catharines-Niagara CMA	**	n/s	**	**	-3.6	4.7	++	3.7	0.6	3.7
Thunder Bay CMA	n/u	n/u	**	**	4.6	10.7	++	**	++	**
Toronto CMA	**	n/s	++	**	++	1.6	1.8	2.4	2.0	2.4
Windsor CMA	**	**	++	**	0.7	**	-1.2	++	++	**
Ontario 10,000+	**1.8**	**6.0**	**++**	**2.7**	**1.4**	**2.5**	**1.1**	**2.8**	**1.2**	**2.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	4.2	**	3.6	4.3	3.6	4.4	2.2	2.1	3.5	4.4
Zone 1 - City of Belleville	4.5	**	2.4	3.1	3.1	4.3	3.0	**	2.9	3.9
Zone 2 - City of Quinte West	**	**	7.2	7.9	4.7	4.6	0.0	**	5.2	5.6
Brockville CA	4.6	2.4	1.6	2.1	3.7	2.8	**	**	3.3	2.7
Cornwall CA	5.3	3.2	3.3	4.6	3.2	4.6	**	2.2	3.2	4.3
Zone 1 - City Centre	**	3.0	2.4	5.2	2.6	5.9	0.0	4.5	2.4	5.3
Zone 2 - City North	**	**	4.2	4.0	3.7	3.9	2.8	1.0	3.9	3.6
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	**	2.0	n/s	n/s	**	2.0
Greater Napanee T	**	**	1.9	**	3.0	1.0	**	**	2.8	2.3
Hawkesbury CA	3.3	**	9.8	4.0	4.7	3.9	**	0.0	5.8	3.7
Mississipps Mills T	**	**	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	**	1.6	n/s	n/s	**	1.2
Pembroke CA	**	0.0	3.4	**	2.0	2.4	0.0	0.0	2.3	2.1
Petawawa CA	n/u	n/u	0.0	3.5	0.0	3.4	0.0	2.9	0.0	3.4
Prince Edward CY	0.0	12.5	3.7	3.1	2.1	1.8	**	0.0	2.4	2.6
The Nation M	n/s	**	17.1	**	**	6.0	34.1	0.0	20.0	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	599	608	735	766	840	866	948	1,031	807	836
Zone 1 - City of Belleville	611	617	762	798	873	900	1,010	1,060	835	865
Zone 2 - City of Quinte West	**	498	650	671	770	795	780	923	737	764
Brockville CA	535	542	645	662	758	774	802	801	713	731
Cornwall CA	517	527	592	600	700	724	739	759	663	681
Zone 1 - City Centre	503	515	591	605	681	717	701	735	643	667
Zone 2 - City North	527	540	593	595	714	728	760	771	677	688
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	685	734	n/s	n/s	685	734
Greater Napanee T	540	563	644	636	769	781	854	830	740	750
Hawkesbury CA	541	532	560	557	646	671	673	834	621	635
Mississipps Mills T	n/s	n/s	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	865	880	n/s	n/s	843	838
Pembroke CA	514	523	593	617	725	737	893	937	681	690
Petawawa CA	n/u	n/u	542	591	660	691	625	665	618	666
Prince Edward CY	513	526	610	618	728	726	851	819	688	687
The Nation M	n/s	**	531	554	631	649	733	733	609	623

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	113	117	1,719	1,720	3,693	3,694	237	237	5,762	5,768
Zone 1 - City of Belleville	107	111	1,285	1,293	2,541	2,531	189	188	4,122	4,123
Zone 2 - City of Quinte West	6	6	434	427	1,152	1,163	48	49	1,640	1,645
Brockville CA	90	89	577	563	1,336	1,345	78	84	2,081	2,081
Cornwall CA	198	193	1,092	1,109	2,053	2,070	335	337	3,678	3,709
Zone 1 - City Centre	98	97	542	544	801	806	118	121	1,559	1,568
Zone 2 - City North	100	96	550	565	1,187	1,199	216	215	2,053	2,075
Zone 3 - Outlying Areas	0	0	0	0	65	65	1	1	66	66
Greater Napanee T	12	12	118	118	407	402	27	25	564	557
Hawkesbury CA	49	50	168	170	450	448	34	33	701	701
Mississipps Mills T	2	2	17	17	15	15	0	0	34	34
North Grenville MU	2	2	15	14	61	62	3	3	81	81
Pembroke CA	43	44	256	267	547	553	29	33	875	897
Petawawa CA	0	0	78	79	233	242	32	33	343	354
Prince Edward CY	16	16	110	96	242	228	8	7	376	347
The Nation M	2	3	28	28	41	42	12	13	83	86

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	5.7	10.5	5.4	5.9	5.8	6.4	4.3	3.6	5.6	6.2
Zone 1 - City of Belleville	**	**	4.2	4.7	5.1	6.4	4.0	**	4.8	5.8
Zone 2 - City of Quinte West	**	**	9.1	9.2	7.4	6.5	**	**	7.7	7.3
Brockville CA	4.6	3.5	2.5	2.9	5.3	3.6	**	**	4.6	3.5
Cornwall CA	5.3	6.1	3.9	6.4	3.7	6.5	**	4.8	3.7	6.3
Zone 1 - City Centre	**	3.0	2.7	7.8	3.1	8.0	0.0	**	2.7	7.6
Zone 2 - City North	**	**	5.1	5.0	4.3	5.8	2.8	3.3	4.5	5.5
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	**	2.0	n/s	n/s	**	2.0
Greater Napanee T	**	**	1.9	**	3.0	1.0	**	**	2.8	2.5
Hawkesbury CA	3.3	**	9.8	4.6	5.0	4.9	**	0.0	6.0	4.5
Mississipps Mills T	**	**	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	3.3	1.6	n/s	n/s	2.6	1.2
Pembroke CA	**	0.0	3.4	3.4	2.0	2.7	0.0	**	2.3	3.0
Petawawa CA	n/u	n/u	1.1	3.5	3.9	3.4	0.0	2.9	2.8	3.4
Prince Edward CY	0.0	12.5	5.6	5.2	4.0	3.5	**	0.0	4.2	4.3
The Nation M	n/s	**	17.1	**	**	6.0	34.1	0.0	21.3	**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Belleville CA	3.9	**	3.5	4.6	3.3	4.0	3.0	**	3.3	4.3
Zone 1 - City of Belleville	4.0	**	4.2	5.3	4.3	3.9	3.5	**	4.2	4.5
Zone 2 - City of Quinte West	**	**	1.6	3.0	0.8	4.2	0.8	1.6	1.0	3.8
Brockville CA	2.2	5.1	1.1	3.3	2.1	2.5	1.1	++	1.9	2.6
Cornwall CA	2.2	2.7	1.7	3.1	0.9	3.2	1.8	2.9	1.4	3.3
Zone 1 - City Centre	1.6	2.8	1.7	3.2	++	2.7	**	++	1.2	2.8
Zone 2 - City North	2.6	2.6	1.7	3.1	1.6	3.4	1.7	3.3	1.6	3.5
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	++	6.7	n/s	n/s	++	6.7
Greater Napanee T	0.8	**	2.7	3.1	2.8	2.4	++	++	2.8	2.5
Hawkesbury CA	**	++	3.7	**	1.5	++	++	**	2.8	++
Mississipps Mills T	n/s	n/s	**	**	**	**	n/u	n/u	**	**
North Grenville MU	**	**	**	**	2.3	1.3	n/s	n/s	2.1	1.4
Pembroke CA	**	**	3.5	++	5.2	3.1	1.0	**	4.0	3.2
Petawawa CA	n/u	n/u	++	12.8	5.8	4.3	5.2	9.1	4.6	5.5
Prince Edward CY	**	++	2.1	2.5	3.9	0.7	0.7	-2.8	3.0	1.9
The Nation M	n/s	n/s	++	4.6	**	++	6.2	++	++	2.9

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1_2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	n/u	n/u	**	**	**	3.3	1.3	8.1	**	5.5
Zone 1 - City of Belleville	n/u	n/u	**	**	**	3.9	**	**	**	4.6
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brockville CA	n/u	**	**	**	**	3.4	7.7	0.0	2.0	3.2
Cornwall CA	n/u	n/u	**	n/u	9.3	3.5	**	1.4	5.2	2.1
Zone 1 - City Centre	n/u	n/u	**	n/u	7.7	**	**	1.4	4.0	2.4
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee T	n/u	n/u	n/u	n/u	7.1	**	n/u	n/u	7.1	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0.0	**	4.5	4.9
Mississipps Mills T	**	**	**	**	**	**	n/u	n/u	**	**
North Grenville MU	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	**	0.0	**	**	**	**
Petawawa CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Prince Edward CY	n/u	n/u	0.0	11.8	12.7	1.6	**	**	11.8	3.4
The Nation M	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2_2 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	n/u	n/u	**	n/s	829	811	909	912	871	868
Zone 1 - City of Belleville	n/u	n/u	**	n/s	839	822	**	**	886	886
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brockville CA	n/u	**	630	652	779	793	1,007	942	803	767
Cornwall CA	n/u	n/u	**	n/u	717	741	872	820	817	798
Zone 1 - City Centre	n/u	n/u	**	n/u	811	**	872	820	852	831
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee T	n/u	n/u	n/u	n/u	1,249	**	n/u	n/u	1,249	**
Hawkesbury CA	n/u	n/u	**	**	**	**	775	785	697	695
Mississipps Mills T	**	**	621	623	**	**	n/u	n/u	655	664
North Grenville MU	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	733	718	**	**	691	692
Petawawa CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Prince Edward CY	n/u	n/u	964	943	827	844	**	**	818	792
The Nation M	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3_2 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	0	0	12	12	68	68	76	76	156	156
Zone 1 - City of Belleville	0	0	12	12	55	55	70	70	137	137
Zone 2 - City of Quinte West	0	0	0	0	13	13	6	6	19	19
Brockville CA	0	2	15	23	26	30	13	12	54	67
Cornwall CA	0	0	1	0	37	30	73	72	111	102
Zone 1 - City Centre	0	0	1	0	25	18	70	69	96	87
Zone 2 - City North	0	0	0	0	12	12	3	3	15	15
Zone 3 - Outlying Areas	0	0	0	0	0	0	0	0	0	0
Greater Napanee T	0	0	0	0	14	14	0	0	14	14
Hawkesbury CA	0	0	20	20	33	33	14	14	67	67
Mississipps Mills T	5	6	32	31	16	15	0	0	53	52
North Grenville MU	0	0	3	3	12	12	0	0	15	15
Pembroke CA	0	0	5	7	30	32	1	1	36	40
Petawawa CA	0	0	0	0	0	0	12	12	12	12
Prince Edward CY	0	0	16	17	55	63	65	65	136	145
The Nation M	0	0	0	0	4	4	0	0	4	4

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2.1.4_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Belleville CA	n/u	n/u	**	**	**	3.3	5.2	8.1	**	5.5
Zone 1 - City of Belleville	n/u	n/u	**	**	**	3.9	**	**	**	4.6
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brockville CA	n/u	**	**	**	**	6.9	7.7	0.0	2.0	4.8
Cornwall CA	n/u	n/u	**	n/u	9.3	**	**	1.4	**	3.1
Zone 1 - City Centre	n/u	n/u	**	n/u	7.7	**	**	1.4	**	3.6
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee T	n/u	n/u	n/u	n/u	7.1	**	n/u	n/u	7.1	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0.0	**	6.0	4.9
Mississipps Mills T	**	**	14.3	**	**	**	n/u	n/u	**	11.9
North Grenville MU	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	**	**	**	0.0	**	**	**	**
Petawawa CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Prince Edward CY	n/u	n/u	0.0	11.8	12.7	3.2	**	**	11.8	4.1
The Nation M	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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2.1.5_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Belleville CA	n/u	n/u	**	n/s	3.4	++	2.4	0.6	2.7	++
Zone 1 - City of Belleville	n/u	n/u	**	n/s	3.4	++	**	**	3.1	++
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brockville CA	n/u	**	++	4.9	5.0	4.3	10.3	-3.3	6.8	1.0
Cornwall CA	n/u	n/u	n/s	n/u	++	**	++	++	++	++
Zone 1 - City Centre	n/u	n/u	n/s	n/u	**	**	++	++	++	++
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee T	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Hawkesbury CA	n/u	n/u	**	**	**	**	++	++	**	++
Mississipps Mills T	**	**	6.4	++	**	**	n/u	n/u	**	++
North Grenville MU	n/u	n/u	n/s	n/s	**	**	n/u	n/u	**	**
Pembroke CA	n/u	n/u	n/s	**	**	3.5	n/s	**	**	5.3
Petawawa CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
Prince Edward CY	n/u	n/u	2.3	0.3	4.8	-2.8	**	**	8.1	-5.1
The Nation M	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	**	**	0.0	0.0	**	9.0	**	**	**	**
Brock TP	n/s	**	**	0.0	10.1	2.6	n/s	**	8.6	1.9
Cobourg CA	0.0	0.0	3.4	3.8	2.0	0.6	0.0	0.0	2.2	1.4
Collingwood CA	**	**	2.1	2.2	2.4	2.5	27.3	**	3.3	2.3
Erin T	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	0.6	0.0	4.4	0.8	3.3	**	2.5	0.4
Kawartha Lakes CA	**	0.0	5.7	1.4	4.1	2.0	4.4	**	5.3	1.7
Midland CA	**	**	4.1	3.4	4.9	5.3	**	0.0	4.6	4.5
Orillia CA	**	**	5.1	3.0	3.2	1.9	8.5	**	4.3	2.4
Port Hope CA	0.0	**	3.0	2.5	1.4	2.6	0.0	0.0	1.9	2.3
Scugog TP	**	**	**	0.0	0.0	0.0	**	**	**	0.0
West Grey MU	**	**	9.4	0.0	8.7	**	**	**	8.7	5.9

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** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.2_3 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	**	**	622	627	705	746	**	**	696	732
Brock TP	n/s	**	644	677	777	747	n/s	**	739	746
Cobourg CA	583	517	745	770	883	924	1,077	1,111	856	880
Collingwood CA	672	592	751	773	868	912	844	938	812	849
Erin T	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Haldimand County CY	**	**	665	659	736	724	693	**	697	693
Kawartha Lakes CA	560	569	788	796	943	958	1,074	1,118	866	880
Midland CA	530	506	687	709	795	815	919	967	743	765
Orillia CA	610	621	769	766	873	871	951	1,026	821	823
Port Hope CA	517	**	820	855	919	983	1,224	1,235	880	933
Scugog TP	n/s	**	750	832	882	958	**	**	959	1,001
West Grey MU	**	**	**	**	607	592	**	n/s	591	574

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	1	1	21	22	146	151	4	4	172	178
Brock TP	1	2	29	29	71	70	5	5	106	106
Cobourg CA	31	34	243	246	571	574	60	60	905	914
Collingwood CA	45	38	237	227	291	264	11	11	584	540
Erin T	0	0	2	0	6	5	0	0	8	5
Haldimand County CY	8	8	165	165	182	183	25	25	380	381
Kawartha Lakes CA	74	73	610	609	695	688	70	71	1,449	1,441
Midland CA	29	26	383	379	601	598	32	30	1,045	1,033
Orillia CA	117	112	594	593	896	892	57	58	1,664	1,655
Port Hope CA	28	28	219	217	302	304	23	23	572	572
Scugog TP	2	2	39	39	53	53	50	50	144	144
West Grey MU	6	5	23	26	109	106	15	15	153	152

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	**	**	0.0	**	**	9.0	**	**	**	**
Brock TP	n/s	**	**	0.0	10.1	3.9	n/s	**	10.0	2.8
Cobourg CA	0.0	0.0	5.7	4.3	3.1	2.0	**	**	3.7	2.6
Collingwood CA	**	**	3.0	4.4	2.7	3.8	27.3	**	3.8	3.9
Erin T	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	2.4	1.8	4.4	1.4	3.3	**	3.3	1.5
Kawartha Lakes CA	**	0.0	6.1	1.9	4.7	2.8	4.4	**	5.9	2.2
Midland CA	**	**	4.9	4.5	5.8	5.9	**	0.0	5.4	5.3
Orillia CA	**	**	5.9	6.1	3.5	3.7	8.5	**	4.9	4.6
Port Hope CA	10.7	**	5.0	3.2	2.5	3.9	4.3	8.8	3.9	3.7
Scugog TP	**	**	**	0.0	0.0	**	**	**	**	0.7
West Grey MU	**	**	9.4	0.0	8.7	**	**	**	8.7	5.9

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Brighton MU	n/s	**	**	6.0	0.8	2.1	**	**	++	2.2
Brock TP	n/s	n/s	0.9	1.2	++	2.1	n/s	n/s	++	1.7
Cobourg CA	++	++	++	4.9	3.0	3.7	++	5.2	1.9	3.6
Collingwood CA	5.0	++	2.6	2.2	2.0	2.9	1.3	++	2.3	2.6
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	**	**	4.0	-0.4	3.7	++	**	**	2.9	++
Kawartha Lakes CA	3.8	**	3.4	2.2	3.3	1.4	++	4.2	2.0	1.7
Midland CA	++	++	0.8	1.6	1.7	1.4	++	++	1.2	1.4
Orillia CA	3.0	**	1.3	++	1.7	++	2.1	3.9	2.0	++
Port Hope CA	**	**	1.5	6.5	3.5	7.9	3.0	2.3	3.1	8.1
Scugog TP	n/s	n/s	5.2	-4.2	3.0	7.1	**	**	-0.9	4.6
West Grey MU	**	**	**	**	**	++	**	n/s	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.1_3 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Brock TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	2.6
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.2_3 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Brock TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	764
Kawartha Lakes CA	n/u	n/u	n/u	n/u	1,045	1,050	**	**	1,102	1,086
Midland CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Orillia CA	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3_3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	0	0	0	0	0	0	5	5	5	5
Brock TP	0	0	0	0	0	0	0	0	0	0
Cobourg CA	0	0	6	6	28	28	122	122	156	156
Collingwood CA	0	0	0	0	0	0	11	11	11	11
Erin T	0	0	0	0	0	0	0	0	0	0
Haldimand County CY	0	0	0	0	26	26	50	50	76	76
Kawartha Lakes CA	0	0	0	0	28	28	23	23	51	51
Midland CA	0	0	0	0	25	25	25	25	50	50
Orillia CA	0	0	0	0	6	6	160	160	166	166
Port Hope CA	0	0	0	0	0	0	0	0	0	0
Scugog TP	0	0	0	0	3	3	0	0	3	3
West Grey MU	0	0	0	0	0	0	0	0	0	0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4_3 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Brock TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	7.9
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.5_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Brighton MU	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Brock TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Cobourg CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u
Erin T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Haldimand County CY	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Kawartha Lakes CA	n/u	n/u	n/u	n/u	++	0.9	**	**	++	1.6
Midland CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Orillia CA	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scugog TP	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Grey MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	**	**	3.0	**	2.7	1.2	**	**	2.6	5.0
Elliot Lake CA	5.7	8.6	2.9	9.1	10.8	13.7	8.4	11.6	8.6	12.3
Gravenhurst T	**	**	2.7	1.5	4.8	4.8	**	**	3.6	3.9
Huntsville T	**	**	5.7	3.2	4.8	3.0	**	**	4.9	3.4
Kenora CA	**	4.5	**	**	5.0	5.4	**	**	5.0	5.5
North Bay CA	2.6	3.9	6.0	1.7	3.1	2.8	**	4.5	3.9	2.7
Sault Ste. Marie CA	**	1.4	**	1.5	0.7	1.7	0.0	1.0	1.1	1.5
East End, Rural Sault Ste. Marie	0.0	0.0	0.0	0.8	0.7	1.7	0.0	0.0	0.5	1.2
Central	**	2.0	**	2.0	0.8	1.9	0.0	2.1	1.7	1.9
West End, Prince	n/s	**	**	0.0	0.0	0.9	**	0.0	0.0	0.6
Temiskaming Shores CA	0.0	**	4.2	7.0	0.6	2.8	**	**	2.0	5.0
Timmins CA	2.8	**	2.3	1.5	1.3	0.0	**	1.1	1.8	0.8
West Nipissing M	0.0	0.0	3.9	1.2	2.9	1.3	**	0.0	3.4	1.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	**	**	761	778	855	899	**	**	827	853
Elliot Lake CA	403	412	476	499	545	571	639	645	531	553
Gravenhurst T	**	**	710	728	903	866	**	**	821	821
Huntsville T	582	631	749	767	912	935	1,016	1,068	843	852
Kenora CA	424	494	614	641	757	785	**	925	693	710
North Bay CA	527	537	659	675	802	847	946	973	737	790
Sault Ste. Marie CA	444	464	581	631	719	763	784	774	668	705
East End, Rural Sault Ste. Marie	529	457	614	640	728	754	824	819	701	704
Central	423	465	576	636	739	787	842	807	657	714
West End, Prince	n/s	**	515	539	651	689	717	715	641	667
Temiskaming Shores CA	448	474	559	566	621	639	788	762	596	612
Timmins CA	487	562	638	694	788	817	934	1,017	735	776
West Nipissing M	452	474	580	556	687	674	783	788	637	628

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	15	15	75	75	172	172	11	11	273	273
Elliot Lake CA	37	35	307	307	834	830	93	86	1,271	1,258
Gravenhurst T	19	19	69	69	138	137	5	6	231	231
Huntsville T	9	9	120	120	165	159	14	15	308	303
Kenora CA	20	20	141	145	182	181	11	11	354	357
North Bay CA	189	177	971	989	1,740	1,703	233	227	3,133	3,096
Sault Ste. Marie CA	171	176	1,691	1,675	2,530	2,521	288	286	4,680	4,658
East End, Rural Sault Ste. Marie	35	36	474	476	722	721	66	67	1,297	1,300
Central	125	128	1,081	1,065	1,450	1,444	142	141	2,798	2,778
West End, Prince	11	12	136	134	358	356	80	78	585	580
Temiskaming Shores CA	27	24	126	126	185	182	42	40	380	372
Timmins CA	72	72	561	562	799	785	109	113	1,541	1,532
West Nipissing M	21	21	128	132	198	188	30	29	377	370

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	**	**	6.1	**	6.0	1.8	**	**	5.6	6.8
Elliot Lake CA	5.7	8.6	2.9	10.1	11.6	14.2	8.4	12.8	9.1	13.0
Gravenhurst T	**	**	7.9	4.6	7.7	6.4	**	**	8.5	5.8
Huntsville T	**	9.1	**	5.4	7.5	3.9	**	**	7.5	5.1
Kenora CA	**	4.5	**	**	5.0	**	**	**	5.0	5.9
North Bay CA	2.6	3.9	**	4.0	4.3	4.4	**	5.1	5.1	4.3
Sault Ste. Marie CA	**	2.3	2.3	3.0	1.7	2.6	0.0	1.3	2.0	2.7
East End, Rural Sault Ste. Marie	0.0	**	**	2.1	1.4	2.7	0.0	0.0	1.3	2.4
Central	**	2.0	2.5	3.8	1.7	3.0	0.0	2.7	2.3	3.2
West End, Prince	n/s	**	**	0.0	**	0.9	**	0.0	**	0.6
Temiskaming Shores CA	0.0	**	8.5	7.7	1.8	3.4	**	**	4.1	5.8
Timmins CA	2.8	**	3.7	3.8	2.6	1.1	**	2.2	3.1	2.4
West Nipissing M	0.0	**	3.9	4.0	2.9	2.7	**	**	3.4	3.6

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Bracebridge T	**	**	**	**	++	**	**	**	**	++
Elliot Lake CA	2.7	2.7	-3.5	5.1	-1.3	4.7	**	2.4	-1.8	4.5
Gravenhurst T	**	**	2.5	**	5.3	-3.7	**	**	4.4	**
Huntsville T	-0.9	-5.3	4.5	++	++	**	**	++	1.8	++
Kenora CA	**	++	**	++	++	++	**	**	**	++
North Bay CA	++	++	++	2.6	++	2.1	**	++	++	2.5
Sault Ste. Marie CA	++	**	4.0	4.0	5.4	4.3	++	3.8	4.8	4.2
East End, Rural Sault Ste. Marie	**	**	4.7	**	**	5.1	++	**	**	5.4
Central	++	**	4.5	2.9	5.6	3.2	++	**	4.5	3.0
West End, Prince	n/s	n/s	++	**	++	7.7	**	12.6	**	7.6
Temiskaming Shores CA	2.5	4.9	10.5	**	**	1.9	**	-0.3	5.6	1.7
Timmins CA	**	**	1.5	**	**	4.4	++	**	5.3	6.0
West Nipissing M	++	5.5	**	++	++	++	**	++	**	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1_4 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	2.8	2.9	3.8	4.9	3.4	4.3
Gravenhurst T	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Huntsville T	n/u	n/u	**	**	**	**	**	**	22.7	2.3
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	4.6	**	5.5	4.5	5.0	4.5
Sault Ste. Marie CA	n/s	n/s	n/s	n/s	n/s	**	n/s	2.3	n/s	3.6
East End, Rural Sault Ste. Marie	n/s	n/s	n/u	n/u	n/s	n/s	n/s	2.2	n/s	2.2
Central	n/u	n/u	n/s	n/s	n/s	**	n/s	2.4	n/s	4.6
West End, Prince	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	0.0	**	1.1	**	**	**	0.7
West Nipissing M	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2_4 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	535	551	**	**	541	565
Gravenhurst T	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Huntsville T	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
North Bay CA	**	**	**	**	800	839	884	868	842	845
Sault Ste. Marie CA	n/u	n/s	n/u	n/s	n/u	836	n/u	825	n/u	827
East End, Rural Sault Ste. Marie	n/u	n/s	n/u	n/u	n/u	n/s	n/u	750	n/u	750
Central	n/u	n/u	n/u	n/s	n/u	836	n/u	897	n/u	882
West End, Prince	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	**	873	802	**	**	848	789
West Nipissing M	n/u	n/u	**	**	**	**	n/u	n/u	**	**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3_4 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	0	0	2	2	2	2	4	4	8	8
Elliot Lake CA	0	0	0	0	36	35	80	81	116	116
Gravenhurst T	0	0	0	0	18	18	0	0	18	18
Huntsville T	0	0	6	6	12	20	26	18	44	44
Kenora CA	0	0	0	0	0	0	24	24	24	24
North Bay CA	3	3	7	7	154	147	274	275	438	432
Sault Ste. Marie CA	1	1	6	6	32	36	182	182	221	225
East End, Rural Sault Ste. Marie	1	1	0	0	3	3	90	90	94	94
Central	0	0	6	6	29	33	92	92	127	131
West End, Prince	0	0	0	0	0	0	0	0	0	0
Temiskaming Shores CA	0	0	0	0	0	0	0	0	0	0
Timmins CA	0	0	20	20	97	101	56	56	173	177
West Nipissing M	0	0	3	2	15	14	1	1	19	17

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Bracebridge T	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	8.3	2.9	3.8	4.9	5.2	4.3
Gravenhurst T	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Huntsville T	n/u	n/u	**	**	**	**	**	**	25.0	6.8
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	4.6	**	6.2	**	5.5	**
Sault Ste. Marie CA	n/s	n/s	n/s	n/s	n/s	**	n/s	2.9	n/s	4.1
East End, Rural Sault Ste. Marie	n/s	n/s	n/u	n/u	n/s	n/s	n/s	3.3	n/s	3.3
Central	n/u	n/u	n/s	n/s	n/s	**	n/s	2.4	n/s	4.6
West End, Prince	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	0.0	**	3.3	**	**	**	2.0
West Nipissing M	n/u	n/u	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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2.1.5_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Bracebridge T	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	-1.5	4.4	**	**	-1.2	4.4
Gravenhurst T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Huntsville T	n/u	n/u	**	**	n/s	**	n/s	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
North Bay CA	n/s	**	**	**	++	++	2.0	**	3.0	3.7
Sault Ste. Marie CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
East End, Rural Sault Ste. Marie	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West End, Prince	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	n/s	n/s	++	++	**	n/s	++	++
West Nipissing M	n/u	n/u	**	**	**	**	n/u	n/u	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	**	**	0.0	2.9	0.8	1.5	**	0.0	0.5	1.8
Chatham-Kent CA	**	**	7.2	5.3	7.1	3.9	5.9	5.5	7.0	4.7
Zone 1 - Chatham City	0.0	**	5.6	5.1	6.6	3.0	**	4.9	6.2	4.0
Zone 2 - Wallaceburg	**	30.3	23.7	11.4	**	10.5	3.2	**	14.6	11.0
Zone 3 - Rest of Kent	**	**	5.5	3.6	7.1	3.2	0.0	**	6.1	3.9
Essex T	**	**	**	2.1	5.5	3.2	**	**	8.4	3.9
Ingersoll CA	n/u	n/u	24.5	18.4	12.0	4.6	**	**	15.5	8.1
Kincardine MU	**	25.7	5.7	13.5	2.2	8.0	**	**	5.4	10.8
Lambton Shores MU	n/u	n/u	**	**	3.3	6.5	**	**	2.7	5.3
Leamington CA	4.3	8.6	2.1	3.1	3.8	3.0	0.0	1.9	2.9	3.1
Meaford MU	**	**	**	0.0	4.5	2.5	0.0	**	4.1	1.7
Norfolk CA	0.0	0.0	6.9	5.4	4.0	1.8	0.0	3.1	4.6	2.7
North Perth MU	8.7	9.1	16.7	10.8	8.3	13.1	11.1	20.5	10.9	13.1
Owen Sound CA	3.3	3.7	3.0	5.0	2.7	4.8	0.9	3.3	2.6	4.7
Sarnia CA	3.5	**	5.0	5.9	5.7	7.8	7.4	3.7	5.4	6.8
Saugeen Shores T	8.3	**	1.9	6.4	1.4	4.9	0.0	2.2	1.6	5.4
Stratford CA	13.0	**	1.0	3.0	1.9	1.2	2.5	2.6	1.8	2.1
Tillsonburg CA	18.2	0.0	4.2	3.5	3.1	2.0	**	**	3.6	2.4
Woodstock CA	**	**	2.7	2.1	3.6	3.0	1.3	4.5	3.2	2.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	605	557	691	716	805	845	916	983	769	800
Chatham-Kent CA	456	487	590	601	679	696	670	645	643	653
Zone 1 - Chatham City	455	498	599	618	697	708	676	645	654	665
Zone 2 - Wallaceburg	**	455	578	566	651	703	664	737	625	660
Zone 3 - Rest of Kent	**	**	542	545	627	633	614	584	600	591
Essex T	**	**	579	598	685	686	**	**	643	657
Ingersoll CA	n/u	n/u	683	704	721	748	**	**	710	738
Kincardine MU	**	**	703	692	928	870	**	**	852	773
Lambton Shores MU	n/u	n/u	n/s	**	692	661	n/s	**	692	636
Leamington CA	498	524	649	638	743	764	897	997	709	718
Meaford MU	**	**	660	678	766	774	841	819	750	757
Norfolk CA	515	493	571	585	628	642	763	708	614	627
North Perth MU	510	527	581	630	703	707	781	806	655	686
Owen Sound CA	510	531	651	669	787	816	824	861	727	754
Sarnia CA	553	587	643	698	761	801	984	1,016	705	749
Saugeen Shores T	548	**	632	662	742	797	836	915	715	766
Stratford CA	523	520	642	668	778	799	890	931	730	752
Tillsonburg CA	511	505	604	609	720	739	813	782	679	694
Woodstock CA	541	528	658	762	826	1,104	761	777	756	971

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	29	34	200	218	409	451	37	36	675	739
Chatham-Kent CA	130	132	1,649	1,640	2,363	2,374	544	545	4,686	4,691
Zone 1 - Chatham City	119	121	1,274	1,271	1,650	1,674	450	451	3,493	3,517
Zone 2 - Wallaceburg	7	8	142	139	285	282	34	33	468	462
Zone 3 - Rest of Kent	4	3	233	230	428	418	60	61	725	712
Essex T	4	4	57	56	95	96	7	7	163	163
Ingersoll CA	0	0	58	39	139	107	3	3	200	149
Kincardine MU	14	17	71	73	119	124	7	7	211	221
Lambton Shores MU	0	0	2	2	66	66	12	12	80	80
Leamington CA	23	23	480	483	603	616	55	55	1,161	1,177
Meaford MU	8	7	60	58	130	130	17	17	215	212
Norfolk CA	16	16	241	242	602	603	32	32	891	893
North Perth MU	23	22	101	101	221	221	45	45	390	389
Owen Sound CA	93	71	645	660	814	832	220	214	1,772	1,777
Sarnia CA	195	190	2,343	2,326	2,738	2,721	192	191	5,468	5,428
Saugeen Shores T	12	11	119	117	231	228	51	51	413	407
Stratford CA	35	32	769	771	1,023	1,023	132	137	1,959	1,963
Tillsonburg CA	11	10	277	273	563	566	27	27	878	876
Woodstock CA	21	21	851	853	1,255	1,418	84	92	2,211	2,384

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	**	**	1.4	6.4	1.2	2.2	**	0.0	1.2	3.3
Chatham-Kent CA	**	**	9.0	6.1	8.1	5.2	**	8.7	8.6	6.0
Zone 1 - Chatham City	**	**	7.6	6.1	7.6	4.3	**	**	7.8	5.5
Zone 2 - Wallaceburg	**	30.3	23.7	11.4	10.8	12.3	3.2	**	**	12.1
Zone 3 - Rest of Kent	**	**	7.8	4.0	8.3	3.9	**	**	8.1	4.4
Essex T	**	**	13.6	4.2	6.7	3.2	**	**	10.0	4.6
Ingersoll CA	n/u	n/u	28.6	23.7	14.9	8.3	**	**	18.7	12.1
Kincardine MU	**	25.7	5.7	15.7	2.2	9.1	**	**	5.4	12.1
Lambton Shores MU	n/u	n/u	**	**	3.3	6.5	**	**	2.7	5.3
Leamington CA	4.3	8.6	3.0	3.5	4.6	3.4	0.0	3.8	3.7	3.5
Meaford MU	**	**	**	0.0	7.9	2.5	0.0	**	7.0	1.7
Norfolk CA	0.0	0.0	7.7	6.0	4.7	1.9	4.2	9.4	5.4	3.1
North Perth MU	8.7	9.1	16.7	11.8	8.3	13.1	11.1	20.5	10.9	13.4
Owen Sound CA	3.3	8.5	5.1	9.0	5.3	7.5	3.3	4.6	4.9	7.8
Sarnia CA	5.8	8.8	7.0	8.9	7.3	10.2	8.7	6.5	7.2	9.4
Saugeen Shores T	8.3	**	4.1	8.3	4.1	9.5	1.9	6.1	4.0	9.0
Stratford CA	13.0	**	2.2	3.5	3.0	3.2	4.1	4.2	2.9	3.4
Tillsonburg CA	18.2	10.2	5.7	10.5	6.1	3.3	8.2	3.6	6.2	5.7
Woodstock CA	**	**	4.9	3.4	5.2	4.6	2.6	**	5.1	4.3

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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Centre Wellington CA	1.8	**	0.6	4.0	++	3.1	++	3.8	0.5	3.4
Chatham-Kent CA	++	4.3	++	3.3	0.6	3.9	0.8	5.8	0.7	3.4
Zone 1 - Chatham City	++	4.0	++	3.9	0.8	3.2	++	2.9	0.9	3.1
Zone 2 - Wallaceburg	**	**	1.2	1.3	++	9.6	0.2	13.1	0.5	7.5
Zone 3 - Rest of Kent	n/s	**	++	1.3	++	3.2	++	**	++	2.4
Essex T	**	**	++	1.7	++	++	**	**	++	1.5
Ingersoll CA	n/u	n/u	4.2	4.8	3.0	4.5	**	**	2.9	4.9
Kincardine MU	**	**	++	++	++	**	n/s	n/s	++	**
Lambton Shores MU	n/u	n/u	n/s	n/s	**	4.7	n/s	n/s	**	4.7
Leamington CA	1.9	3.1	3.5	1.7	++	3.3	**	3.3	2.4	2.5
Meaford MU	**	**	2.4	2.9	++	1.4	-0.4	2.2	1.1	1.8
Norfolk CA	++	2.4	**	2.4	++	3.3	**	1.7	++	2.7
North Perth MU	0.3	3.9	++	5.1	**	2.1	1.4	2.7	0.7	3.4
Owen Sound CA	1.7	3.5	2.8	2.4	2.3	2.8	2.2	4.3	2.2	3.0
Sarnia CA	0.6	3.2	1.4	2.6	1.6	2.4	1.5	++	1.4	2.5
Saugeen Shores T	-1.4	**	2.5	3.6	2.2	4.1	5.2	8.4	2.6	5.0
Stratford CA	0.7	-2.0	1.6	2.5	0.9	2.6	1.0	2.9	0.9	2.6
Tillsonburg CA	2.4	2.7	**	++	++	2.8	**	++	++	2.2
Woodstock CA	++	++	0.8	2.8	1.1	2.2	2.9	3.3	1.1	2.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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2.1.1_5 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	**	5.2	5.5	1.1	1.5	4.2	5.2
Zone 1 - Chatham City	n/u	n/u	n/u	n/u	**	**	**	**	**	10.3
Zone 2 - Wallaceburg	**	**	**	**	5.2	**	**	**	**	**
Zone 3 - Rest of Kent	n/u	n/u	**	**	7.8	**	**	**	7.6	5.3
Essex T	n/u	n/u	13.3	0.0	**	4.7	**	**	7.4	4.0
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	6.8
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	31.3	**	**	**	27.0	**
Meaford MU	n/u	n/u	**	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
North Perth MU	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	n/s	**	**	**
Sarnia CA	**	**	**	3.1	8.7	12.0	5.1	4.7	8.0	9.0
Saugeen Shores T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Stratford CA	n/u	n/u	**	**	**	**	**	**	0.0	0.0
Tillsonburg CA	n/u	n/u	n/s	n/s	n/s	n/s	n/u	n/u	n/s	n/s
Woodstock CA	n/u	n/u	n/u	n/u	4.8	1.8	**	4.1	**	3.1

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2.1.2_5 Private Row (Townhouse) Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	**	648	617	773	699	676	637
Zone 1 - Chatham City	n/u	n/u	n/u	n/u	**	**	**	719	**	658
Zone 2 - Wallaceburg	**	**	**	**	592	601	**	**	588	601
Zone 3 - Rest of Kent	n/u	n/u	**	**	625	636	**	**	631	648
Essex T	n/u	n/u	539	536	639	643	n/s	n/s	597	603
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Lambton Shores MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	604	**	**	**	610	622
Meaford MU	n/u	n/u	**	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
North Perth MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Owen Sound CA	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Sarnia CA	**	**	653	621	792	762	793	812	768	760
Saugeen Shores T	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Stratford CA	n/u	n/u	**	**	**	**	**	**	802	814
Tillsonburg CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Woodstock CA	n/u	n/u	n/u	n/u	680	701	700	722	693	710

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3_5 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	0	0	0	0	0	0	0	0	0	0
Chatham-Kent CA	1	1	28	33	191	195	79	83	299	312
Zone 1 - Chatham City	0	0	0	0	53	53	38	39	91	92
Zone 2 - Wallaceburg	1	1	14	14	68	65	10	13	93	93
Zone 3 - Rest of Kent	0	0	14	19	70	77	31	31	115	127
Essex T	0	0	16	16	43	43	40	40	99	99
Ingersoll CA	0	0	1	1	61	51	38	39	100	91
Kincardine MU	0	0	0	0	12	12	0	0	12	12
Lambton Shores MU	0	0	0	0	0	0	0	0	0	0
Leamington CA	0	0	2	2	32	32	3	3	37	37
Meaford MU	0	0	2	2	29	29	2	2	33	33
Norfolk CA	0	0	0	0	8	8	26	26	34	34
North Perth MU	0	0	5	5	8	8	5	5	18	18
Owen Sound CA	2	2	7	7	12	12	1	1	22	22
Sarnia CA	3	3	75	75	478	476	240	249	796	803
Saugeen Shores T	0	0	6	0	10	36	0	0	16	36
Stratford CA	0	0	4	4	12	12	18	18	34	34
Tillsonburg CA	0	0	1	1	13	13	0	0	14	14
Woodstock CA	0	0	0	0	128	129	175	157	303	286

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4_5 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	**	5.9	**	**	1.5	**	5.6
Zone 1 - Chatham City	n/u	n/u	n/u	n/u	**	**	**	**	**	10.3
Zone 2 - Wallaceburg	**	**	**	**	**	**	**	**	5.5	**
Zone 3 - Rest of Kent	n/u	n/u	**	**	7.8	**	**	**	9.1	**
Essex T	n/u	n/u	13.3	0.0	**	4.7	**	**	10.0	4.0
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	6.8
Kincardine MU	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Lambton Shores MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	31.3	**	**	**	27.0	**
Meaford MU	n/u	n/u	**	**	**	**	**	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
North Perth MU	n/u	n/u	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	n/s	**	**	**
Sarnia CA	**	**	**	3.1	10.5	12.7	7.5	6.8	10.0	10.1
Saugeen Shores T	n/u	n/u	n/s	n/u	n/s	**	n/u	n/u	n/s	**
Stratford CA	n/u	n/u	**	**	**	**	**	**	0.0	2.9
Tillsonburg CA	n/u	n/u	n/s	n/s	n/s	n/s	n/u	n/u	n/s	n/s
Woodstock CA	n/u	n/u	n/u	n/u	**	4.6	**	6.2	**	5.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5_5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	**	++	1.9	++	1.0	++	2.2
Zone 1 - Chatham City	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	-0.2	1.8	**	**	0.2	2.1
Zone 3 - Rest of Kent	n/u	n/u	**	**	++	2.3	**	**	++	2.7
Essex T	n/u	n/u	**	-0.4	**	2.3	n/s	n/s	**	1.0
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Lambton Shores MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	0.0	**	**	**	0.0	++
Meaford MU	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/s	n/s	**	**
North Perth MU	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Owen Sound CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Sarnia CA	**	**	**	1.6	++	++	1.4	3.1	1.1	2.0
Saugeen Shores T	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Stratford CA	n/u	n/u	**	**	**	**	**	**	-0.9	1.6
Tillsonburg CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Woodstock CA	n/u	n/u	n/u	n/u	**	4.8	**	4.9	**	4.2

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ontario - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)	1.4	3.2	1.4	2.5
Toronto CMA	1.1	1.2	1.4	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ontario - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Ottawa-Gatineau CMA (Ont. Part)	**	754	1,085	916	1,271	1,115	1,525	1,377
Toronto CMA	**	837	1,436	1,007	1,592	1,183	1,591	1,413

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ontario - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,150	1,085	1,235	1,271	1,528	1,525	1,247	1,258
Toronto CMA	**	**	1,380	1,436	1,608	1,592	1,505	1,591	1,508	1,526

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments[2] Ontario - October 2012

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)	26,134	26,216	5,048	5,426	19.3	20.7	1.4	3.2
Toronto CMA	269,597	281,445	59,840	63,660	22.2	22.6	1.1	1.2

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ontario - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
Single Detached	**	**	**	724	959	1,013	1,247	1,326	1,190	1,281
Semi detached, Row and Duplex	**	**	**	**	1,016	984	1,248	1,177	1,151	1,112
Other-Primarily Accessory Suites	**	**	820	765	940	978	1,106	1,231	922	962
Total	**	**	**	771	989	985	1,238	1,249	1,128	1,131
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	1,210	**	1,322	1,511	1,262	1,479
Semi detached, Row and Duplex	**	**	**	**	1,105	1,022	1,123	1,208	1,101	1,163
Other-Primarily Accessory Suites	**	**	828	710	**	913	**	1,050	**	964
Total	**	**	**	770	1,165	1,004	1,163	1,241	1,134	1,181
Toronto CMA										
Single Detached	**	**	**	**	**	1,305	1,545	1,532	1,467	1,478
Semi detached, Row and Duplex	**	**	**	939	**	1,208	1,284	1,364	1,229	1,289
Other-Primarily Accessory Suites	**	715	804	800	1,104	1,043	1,131	1,295	995	985
Total	**	741	790	839	1,197	1,147	1,341	1,406	1,194	1,227

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Ontario - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Barrie CMA		
Single Detached	2,290	2,229
Semi detached, Row and Duplex	2,830	2,809
Other-Primarily Accessory Suites	**	**
Total	6,217	6,517
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	5,292	4,977
Semi detached, Row and Duplex	24,084	28,361
Other-Primarily Accessory Suites	4,559	4,459
Total	33,935	37,797
Toronto CMA		
Single Detached	24,219	25,206
Semi detached, Row and Duplex	56,428	52,723
Other-Primarily Accessory Suites	41,197	39,774
Total	121,843	117,703

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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